















This deceptively spacious two bedroom, two reception room mid terrace cottage, provides attractive accommodation over two levels, within this highly desirable area of Fulwell. Internally the accommodation is accessed via a hall, there is a lounge to the front with a bay window, opening through to a dining room, there is a superb modern fitted kitchen, lobby and a contemporary bathroom/wc. On the first floor there are two bedrooms, a study / box room and a washroom/wc. Externally there is a small forecourt to the front and a delightful, block-paved courtyard to the rear with remote control roller shutter access door, providing off street parking, if required. This convenient location is ideally placed for Sea Road shopping centre, the Sea Front and award winning beaches. With no upper chain involved, viewing is highly advised.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via a double glazed entrance door to

### Entrance Hall



There is a radiator and a door connecting through to the lounge.

### Lounge 14'7" into bay x 13'3" into alcove



Double glazed bay window to the front, radiator and the room opens through into the dining room.

### Dining Room 13'1" x 13'11" into alcove but not inc staircaes a



Double glazed window looking into the rear courtyard, radiator, staircase to the first floor with under stairs storage cupboard and a door connecting through to the kitchen.

### Kitchen 13'2" x 7'4"



Fitted with an excellent range of modern wall and base units with work surfaces over, incorporating a sink and drainer unit, integrated appliances include an oven and hob, space is provided for the inclusion of a fridge freezer and a tumble

dryer, there is a radiator, double glazed window and the boiler is concealed behind a cupboard, a door connects through to the lobby.

### Lobby



With a double glazed external door to the courtyard, space provided for a washing machine and there is also a fitted storage unit, there is a door to the bathroom.

### Bathroom



Contemporary three piece suite with low level WC, pedestal

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# MAIN ROOMS AND DIMENSIONS

wash hand basin and P shaped bath with mains fed shower over, there is a feature radiator, part tiled walls and double glazed window.

## First Floor Landing



With doors leading off to the washroom, two bedrooms and study/box room.

## Washroom/WC



Low level WC and a mini wash hand basin.

## Bedroom 1 9'0" x 8'2" approx measure to sloping ceiling



This bedroom has a Velux window.

## Bedroom 2 8'11" x 6'2" approx measure to sloping ceiling



This room has a Velux window.

## Study/Box Room 6'1" x 4'3" approx measure as sloping ceiling

This versatile room could be utilised for a variety of purposes and has a Velux window.

## Outside



There is a small forecourt area to the front whilst to the rear there is a delightful courtyard, block paved with a remote control roller shutter access door providing off street parking if required.

## Council Tax Band

The Council Tax Band is Band B

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing

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## Important Notice Part 2

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## Fawcett Street Viewings

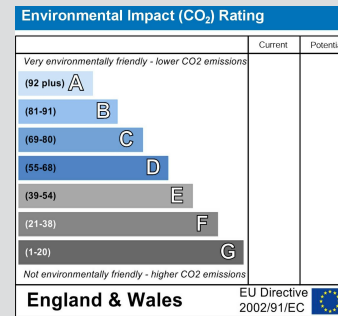
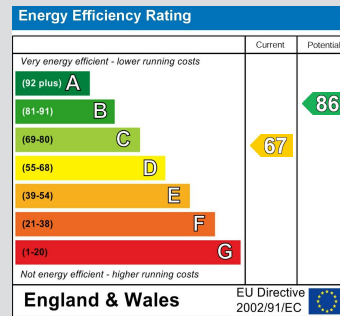
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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